

Forest Trails Unit One HOA Architectural Change or Build Submittal

Lot # _____ Lot Address _____

Owner _____

Phone # _____ Email _____

Architectural Member request submitted to

Every lot owner shall, PRIOR TO, making any new builds, structural changes, including any exterior modifications or additional out-buildings or sheds on their lot or to existing buildings must submit this application along with building plans for approval by the Architectural Committee or Board of Directors. After approval, if needed, you then acquire a building permit from Navajo County. This submittal may require inclusion of floor plans, plot plans, elevations and material specifications or examples.

Description of work to be completed:

GENERAL GUIDELINES TO FOLLOW

Lots - General

- All lots shall be designated mountain cabin or home site lots for single family residences.
- Lots within this subdivision shall not be split or subdivided.
- At the time of construction, each lot owner shall purchase and install at his expense a driveway culvert as required by Navajo County Regulations.

Buildings/Structures – General

- All use of or construction on subdivision lots shall require a Navajo County Building permit and shall comply with all requirements established by Navajo County.
- No exposed tar paper, rolled asbestos roofing material, tin or sheet metal exteriors will be permitted. (See the exception for Metal Roofing.)
- Any permanent structures including dwellings, cabanas, garages, sheds, etc, shall be of a masonry, stucco or insulated frame construction.

- All buildings or structures erected on said lots shall be of new construction or fabrication and must conform to Navajo County Building Codes.
- No garage or auxiliary buildings shall be used for residential purposes.
- No building or structure shall be moved from another location onto said premises.

Buildings/Structures – Location

- No structure shall be erected on any lot within 35 feet of the front line of said lot, within 20 feet of either side line or rear lot line of said lot, or within 30 feet of any street side line. Provided however that the setback requirements herein provided may be amended or modified by the Board of Directors of the Association. Such modifications may be approved by the Board of Directors of the Association upon; written application by any owner as called for in the C.C.R.’s and when the Association is of the opinion that the setback requirement would work an undue hardship, or where a variation thereof would be in the best interest of the lot owners and subdivision as a whole. Where applicable, and with approval of adjoining home sites owners, said amendment or modification shall be subject to approval by the Navajo County Board of Supervisors if and as required by regulation.

This section to be completed by homeowner with your setbacks, if applicable:
 Front (_____ ft.) Back (_____ ft.) Left (_____ ft.) Right (_____ ft.)

- All accessory buildings (garage, storage building, etc.) shall not be constructed on a lot until construction of the principal residence has actually commenced.

Home/Dwelling – General

- All dwellings shall have water flush toilets and bathrooms.
- Toilets or sanitary conveniences shall be inside the buildings permitted hereunder, as per Navajo County Building Code.
- Only one detached single family dwelling shall be erected on each lot, having not less than 1,100 square feet of living area (with at least 900 square feet comprised of the main floor), exclusive of porches, terraces, garages or carports. A detached private garage shall not be considered in violation of these restrictions.

This section to be completed by homeowner or builder:
 (_____ sq. ft.)

- All dwellings shall be set on permanent foundations (slab or stem wall) and shall be of new or approved materials.

Construction

- No modular home plans will be submitted to the Board of Directors or to the Architectural Committee for approval after 01/01/2000, as Modular homes, mobile homes and prefabricated homes were prohibited by vote of the majority membership effective 01/01/2000.

- During construction of a residence, garage or other auxiliary building, a Porta John type sanitary facility **must** be brought onsite if no other facility is immediately available. Construction and other signage on the job site must not exceed twenty-four (24) inches by eighteen (18) inches in size. All signs must be removed upon the earlier of; enclosure of the exterior of the building or after six (6) months from the date construction commenced.
- No metal siding or roofing is allowed, except; metal **roofing** with a factory applied exterior finish will be permitted **ONLY** if approved by the Architectural Committee. Materials must be in keeping with the overall appearances of homes constructed within Forest Trails. Samplings of roofing materials may be required before approval.
- A suitable container of size and quality must be utilized onsite during construction to contain debris and discarded materials. Removal of this container is required upon completion of construction.

Motor Homes/Travel Trailers

- During the construction of a permanent residence on a residential lot, a motor home or travel trailer may be occupied and maintained on the premises. Such use will be permitted only if the motor home or travel trailer is equipped with an inside flush toilet and connected to an approved permanent waste disposal system.
- Each individual lot owner shall be required to obtain a use permit for temporary use of a motor home or trailer from the Navajo County Planning and Zoning Department and Navajo County Board of Adjustments as required.

Tanks

- No elevated tanks of any kind shall be erected, placed, or permitted upon any said lots.
- Any tanks used in connection with any residence or other building constructed on said property, including tanks for the storage of gas, propane, water, and fuel oil, must be buried or walled in or kept screened by adequate planting or other material to conceal it from neighboring tracts, roads and streets.

Fences

- No solid wall or fence over three (3) feet in height shall be erected or maintained on the front street line on any of the lots.

This section to be completed by homeowner or builder:

(_____ ft.)

- No side or rear fence constructed on said lots, shall be more than six (6) feet in height.

This section to be completed by homeowner or builder:

(_____ ft.)

- No wire or metal fences are allowed except chain link.

By signing this application, I agree to abide by the guidelines set forth. I am also aware that prior to any type of construction or building can begin; I must have approval from the Architectural Committee and the Board of Directors of the Homeowners Association as well as any required Navajo County permits.

Owner's Signature _____
Date

Owner's Mailing Address

Builders Name and Company

Builder Address and Phone

This section to be completed by Architectural Committee Member/Board Member:

- () Approved
- () Disapproved, reason:

Architectural Committee Member _____
Date

Member of the Board of Directors _____
Date